



KORN WALKER BLOCK

Pioneer Square Preservation Board Briefing
March 10, 2021

CONTENTS

PROJECT SCOPE & GOALS 3

SITE PLAN DIAGRAM..... 4

HISTORIC PHOTO SURVEY..... 5

CURRENT PHOTO SURVEY..... 7

BUILDING FLOOR PLANS 8

BUILDING ELEVATIONS..... 14

MATERIAL PALETTE..... 18

STREET LEVEL PERSPECTIVES..... 19

AERIAL PERSPECTIVES..... 28

INTRODUCTION

We have presented this project to the PSPB on July 15, 2020 and on October 7, 2020.

At the July 15, 2020 meeting we received general support for the proposed strategies for adaptive reuse and historic preservation, and for the massing strategy for replacement floors and the addition on the Walker building.

We clarified that the proposed addition on the Walker is a key element of the project, as it allows for both a comprehensive seismic retrofit of all eight buildings, and it provides enough leasable area on continuous floor plates to make the project viable. We also discussed that the project focusses on preservation and rehabilitation of the Korn building in particular, but also for the Bohemian and Merchants Cafe buildings as well. Careful attention will also be paid to the preservation of existing historic or character-defining elements on the other three contributing buildings (Walker, Stratton, Clancy) and also for the non-contributing Box House building.

At the July 15, 2020 meeting the Board asked to see street level perspective views of the proposal, especially with respect to the proposed addition on the Walker. The Board also asked about details and materials for the proposed facade treatments. This briefing packet includes an analysis of existing conditions, several street level perspective views, rendered schematic building elevations, and an initial proposal for the material and color palette for the project.

At the October 7, 2020 meeting we received additional feedback from the Board on the massing as well as on the proposed concepts for materials and colors of the facades. The Board discussion centered on material transitions and details. The north facade of the new “Casco” building was discussed, as was the need for a different material at the base of this building. The Board also asked to see additional street level renderings of the proposal.

At this third meeting, we are presenting refinements to the building facades based on Board input, and a new series of nine perspective renderings of the proposed project. We also have building floor plans, elevations, and the exterior materials and color palette.

Our goals for this meeting are to keep the Board informed of our progress with the project design, and to receive additional input on details and design refinement.

Our next steps are to prepare the SDCI building permit submittal documents, and to begin the Federal Historic Tax Credit application process for the Korn, Bohemian, and Merchants Cafe buildings.

Thank you for your time and input.

PROJECT SCOPE & GOALS

This proposed project encompasses the eight buildings on the half block that is bounded by Yesler Way to the north, Occidental Avenue to the east, South Washington Street to the south, and the alley to the west (see site plan diagram on following page). The scope of this project includes preservation and rehabilitation of existing buildings, reconstruction of floors that were removed after the 1949 earthquake, and new construction in targeted areas. The work on all eight buildings will include façade restoration, seismic retrofits, and upgrades for energy efficiency, accessibility, and life safety.

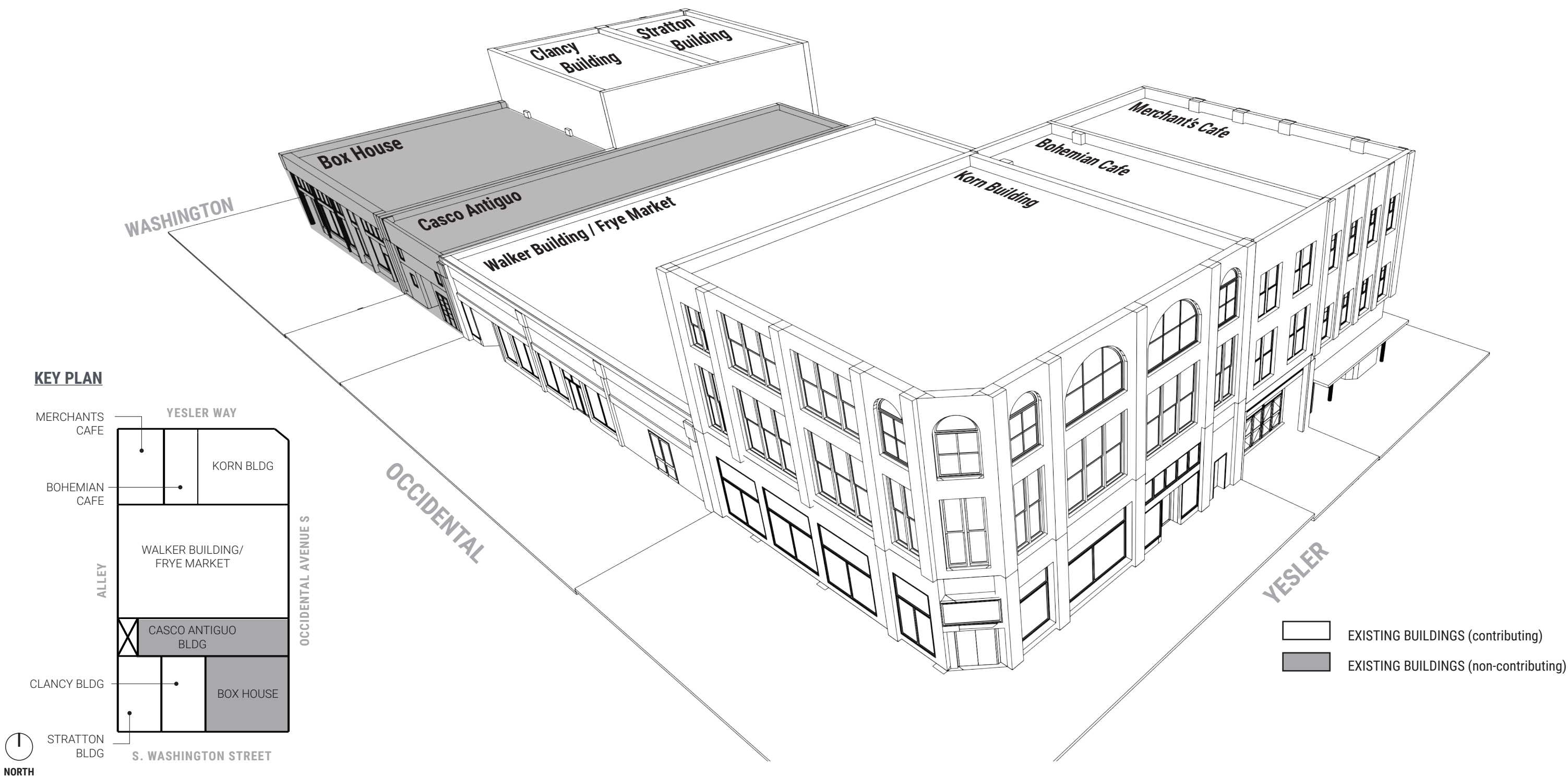
We believe that this project will make a very significant contribution to the physical, commercial, and cultural revitalization of the Pioneer Square District. Our approach is centered on the following goals and strategies:

1. Using the Secretary of the Interior’s Standards For Treatment of Historic Properties and the NPS Guidelines and Preservation Briefs, the design team will develop detailed strategies for the Preservation and Rehabilitation of the Korn, Bohemian Café, Merchants Café, Walker, Box House, Clancy, and Stratton buildings.
2. Focus on saving the Korn Building in particular from further deterioration and damage and return it to a productive and occupied building in the District. In doing so, we can re-establish the Korn Building along with the Interurban Building, as the ‘gateway’ to the north entrance of Occidental Avenue and the route to Occidental Park (see photo opposite).
3. Reconstruct the missing floors at the south end of the block along South Washington Street which were removed after the 1949 earthquake - on the Stratton, Clancy, and Box House Buildings.
5. Replace the non-contributing Casco Antiquo building with a new building that is compatible with the height and scale of the reconstructed south end of the block.
6. Design a modest addition to the Walker Building that connects the existing scale and massing of the north side of the block with the scale of the reconstructed south end of the block, while respecting the physical prominence of the Korn Building.
7. Increase the safety and resiliency of the District by bringing eight URM buildings up to seismic code. We have the opportunity to design an innovative seismic retrofit strategy that stabilizes all eight buildings comprehensively - rather than eight separate seismic retrofits, we can have one interconnected seismic restraint system, which will have less impact on the historic building facades.
9. Connect the history of the District to a sustainable future by implementing environmentally responsive design strategies including LEED Gold Certification, Zero Carbon development, and design for occupant health and wellness.
10. Improve and revitalize the pedestrian experience and the retail environment on Yesler, Occidental, and South Washington. Build-on and enhance the existing pedestrian experience of the Alley.
11. Provide increased employment and activity in the District with new office uses in the upper floors, and new or revitalized commercial and retail uses at the street level of all eight buildings.



2020

SITE PLAN DIAGRAM



HISTORIC PHOTO SURVEY



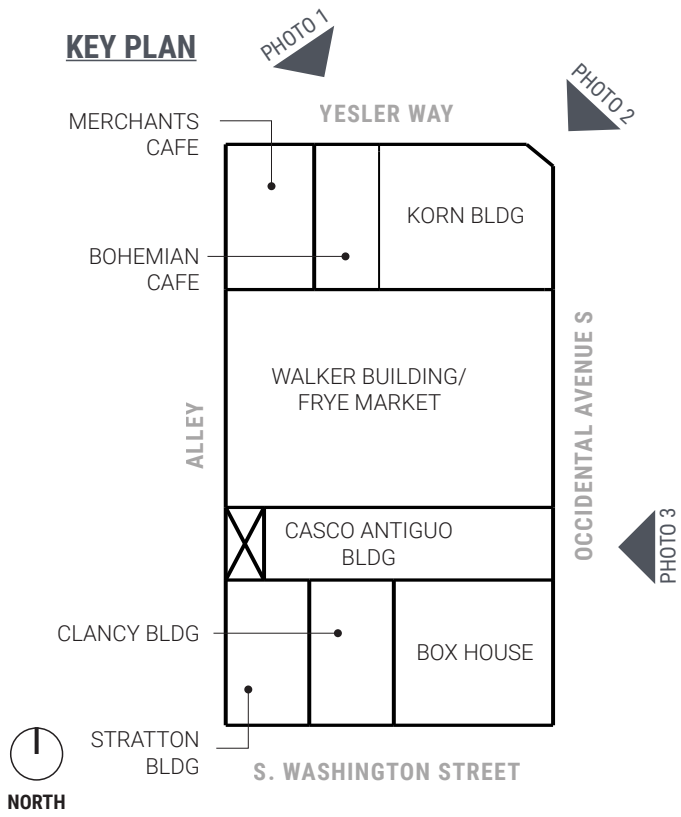
1. 1907



2. 1900



3. 1937



HISTORIC PHOTO SURVEY

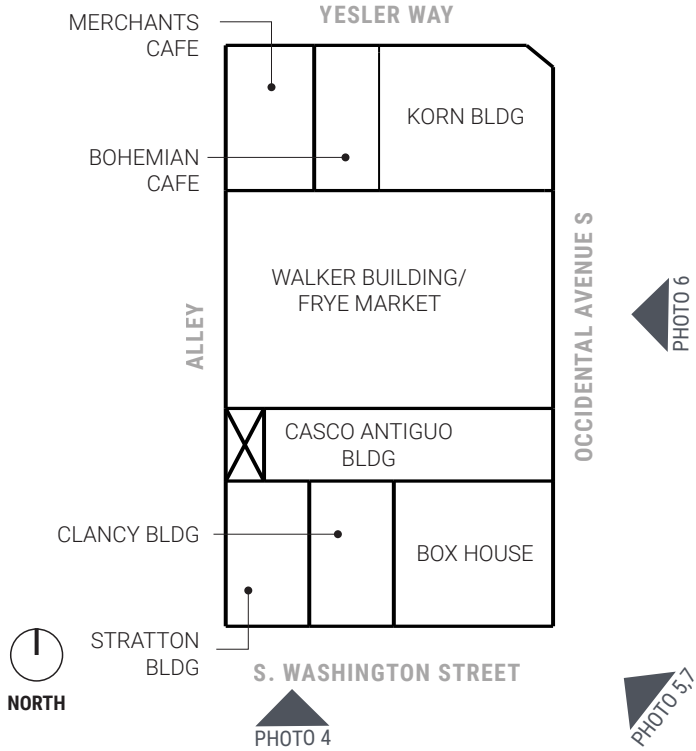


4. 1979

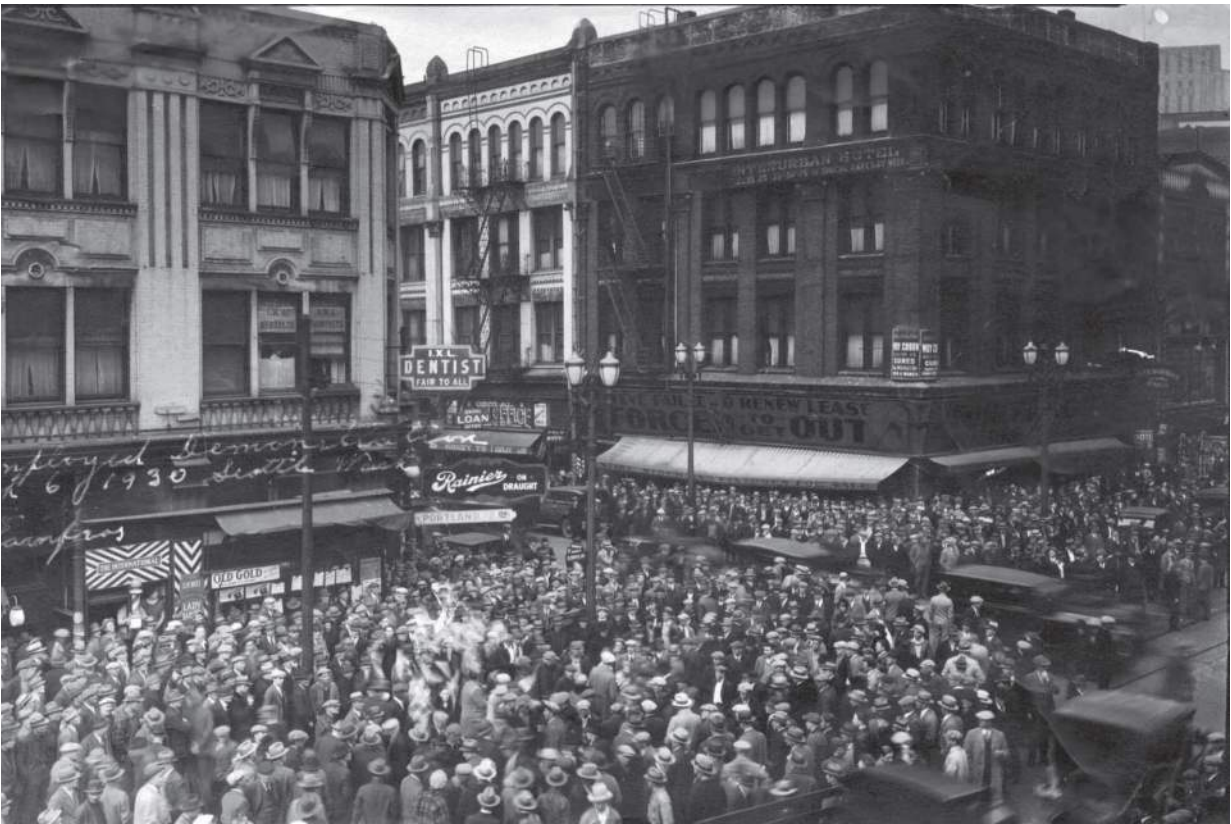


6. 1929

KEY PLAN



5. 1974



7. 1930

CURRENT PHOTO SURVEY



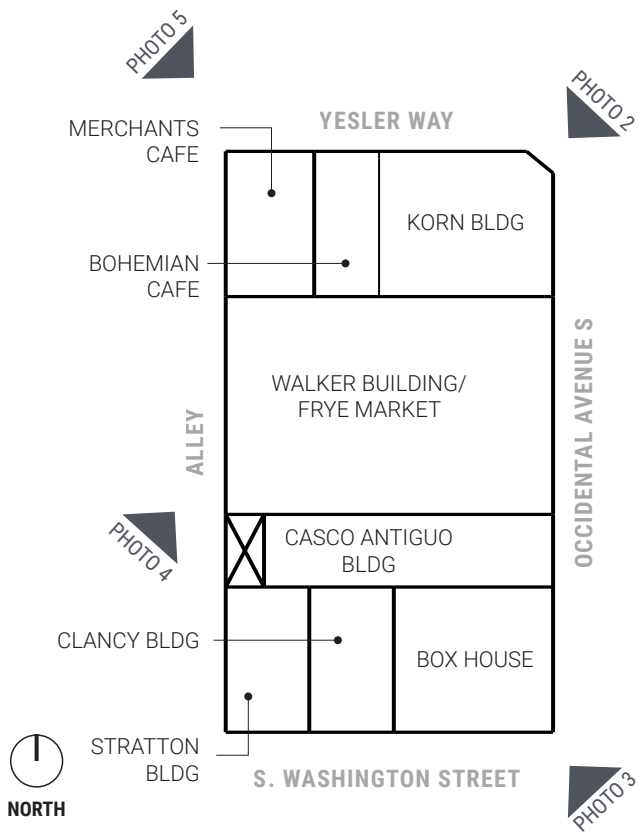
1. AERIAL FROM SE



3



4

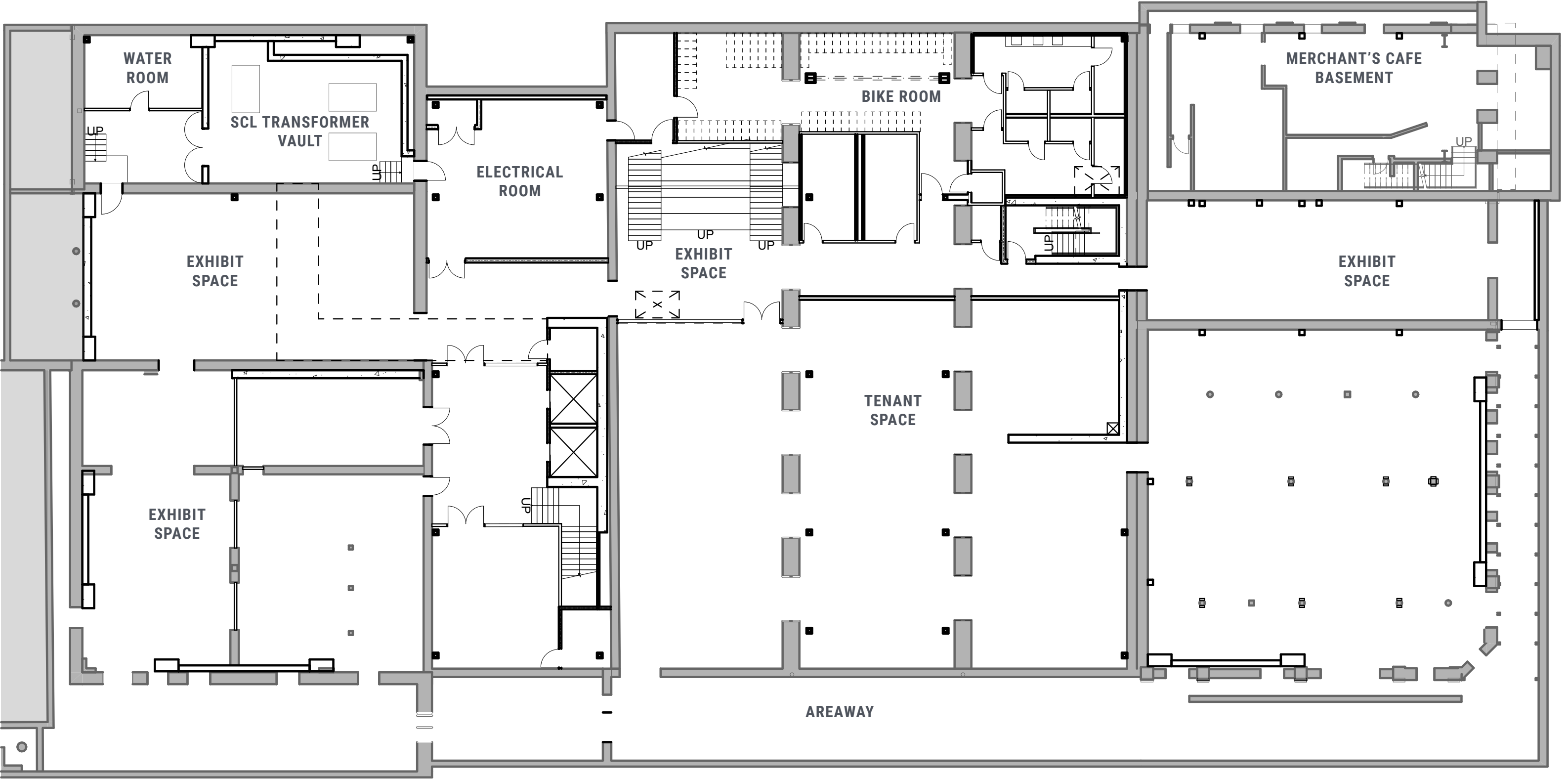


2

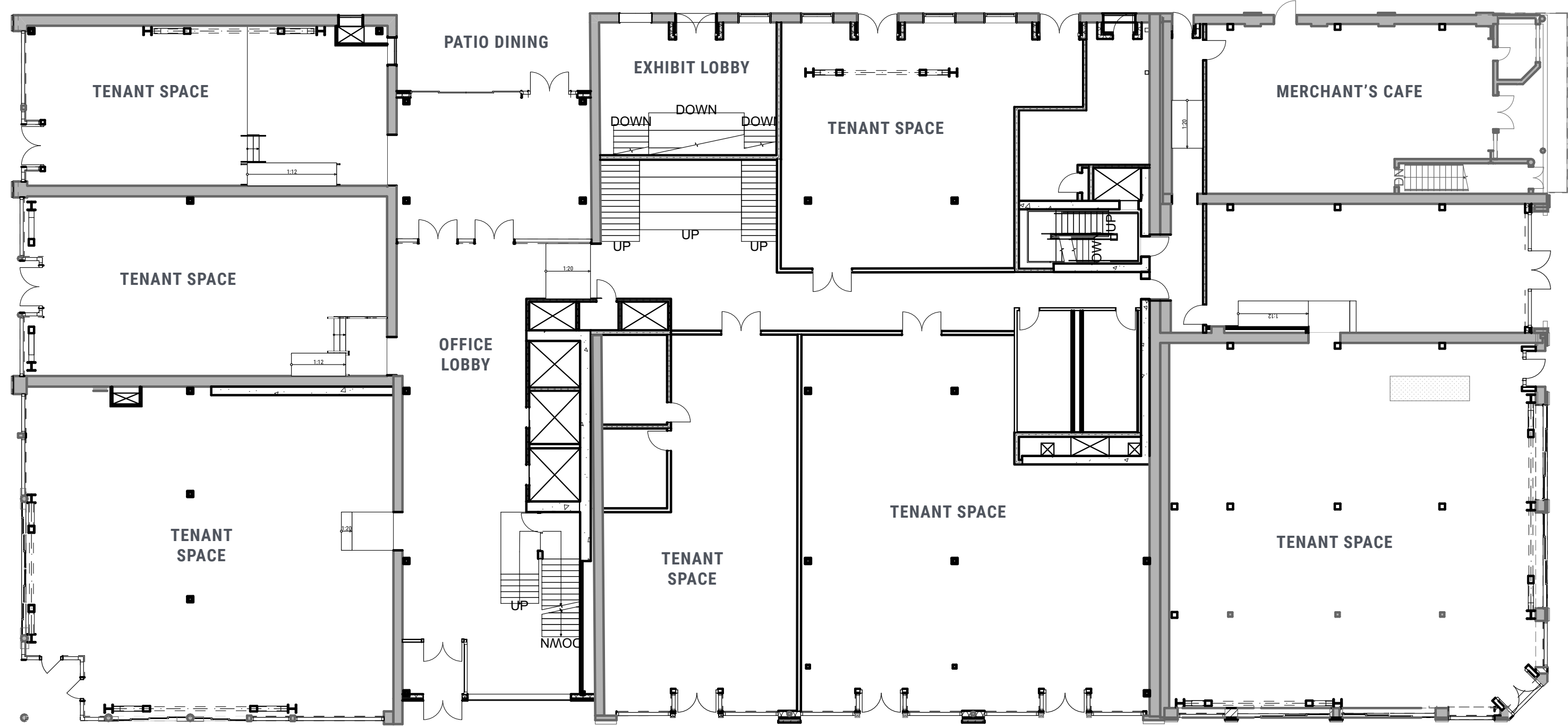


5

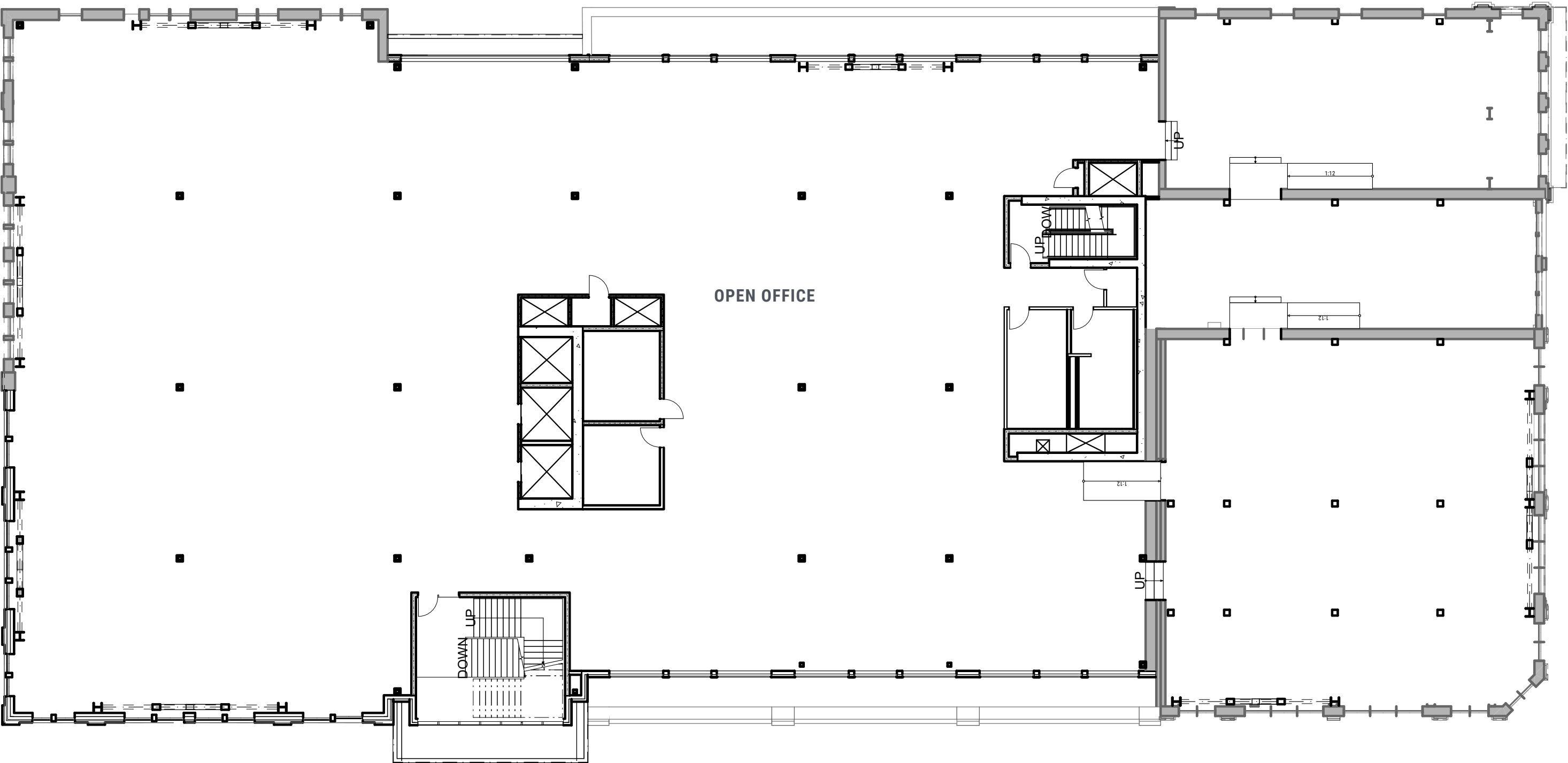
BASEMENT FLOOR PLAN



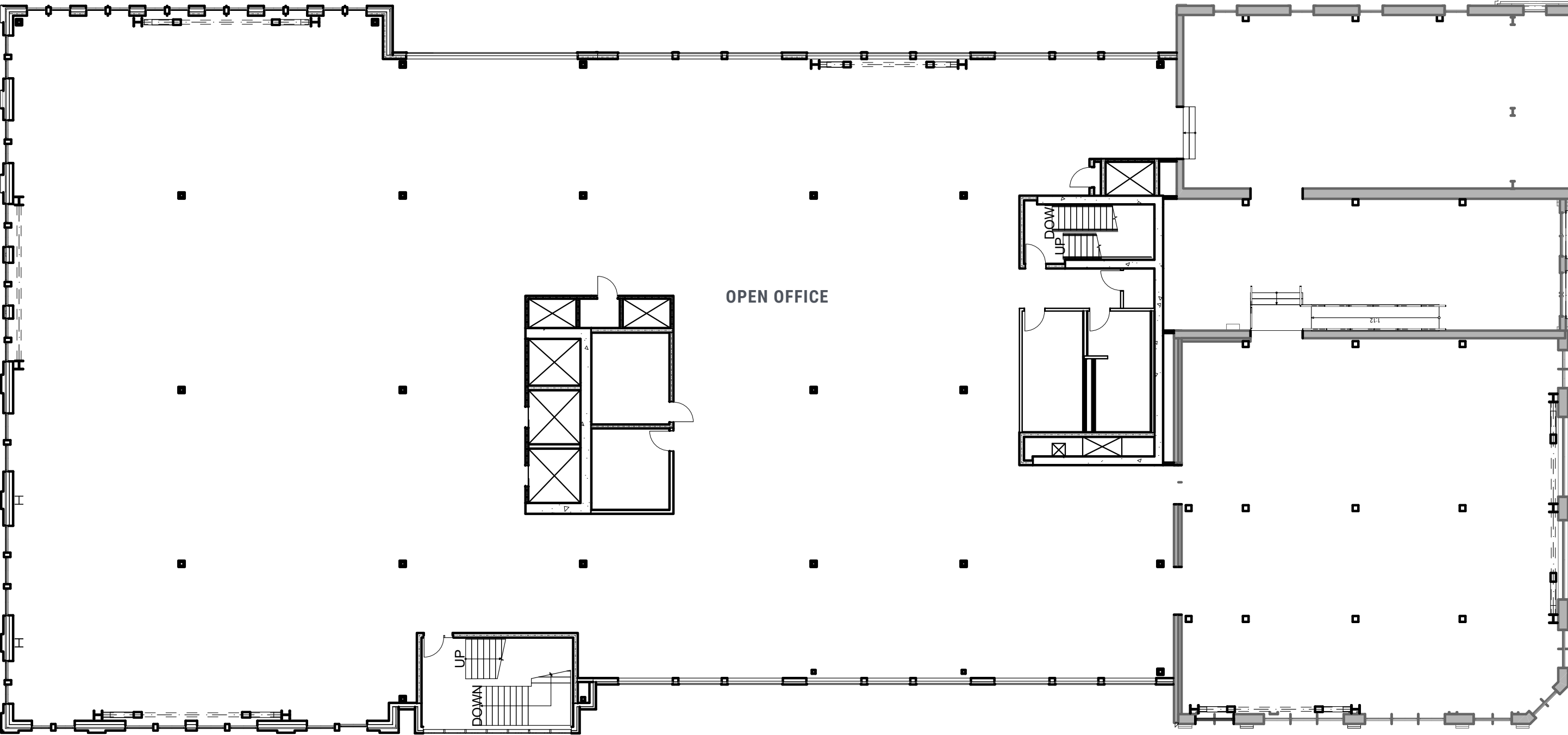
1st FLOOR PLAN



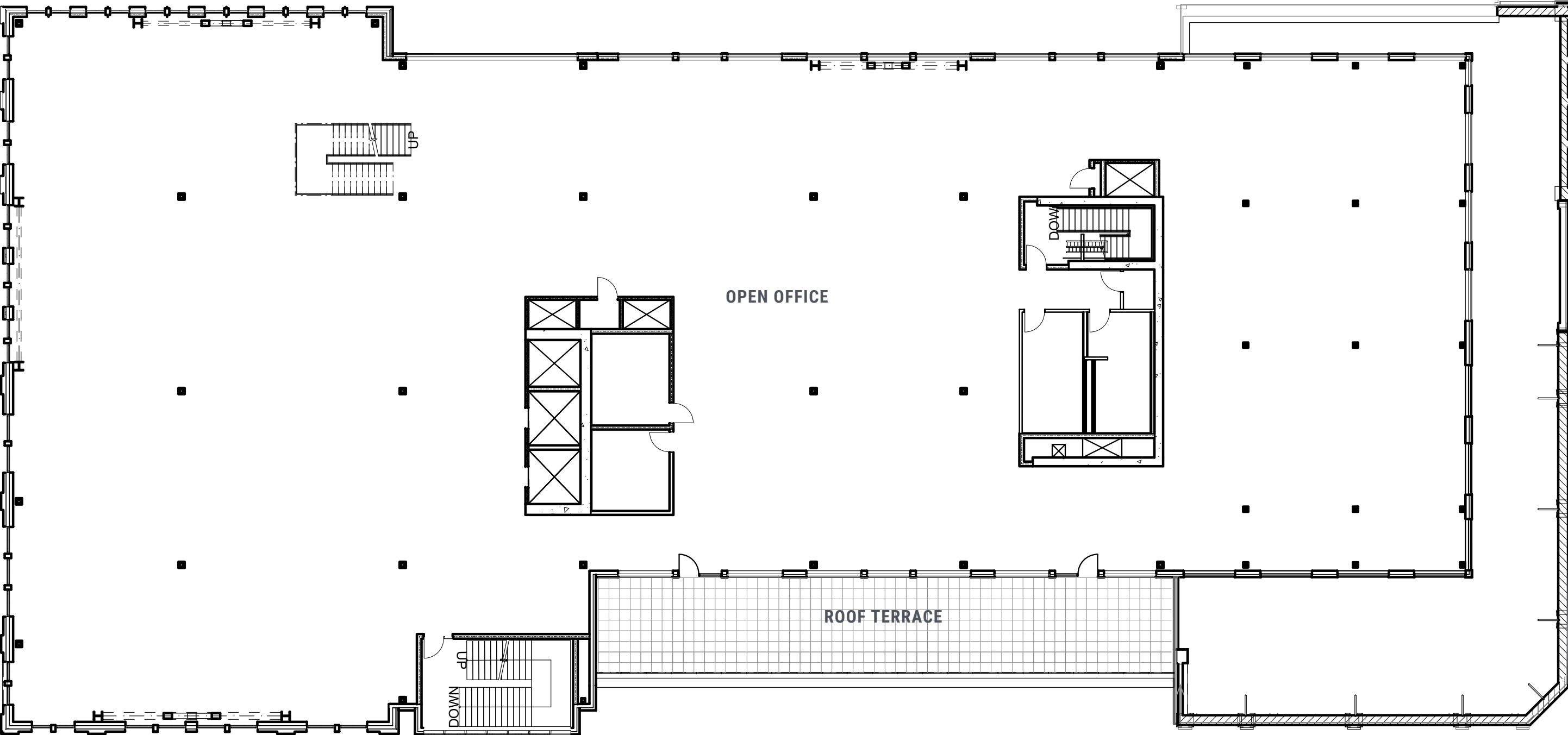
2nd FLOOR PLAN



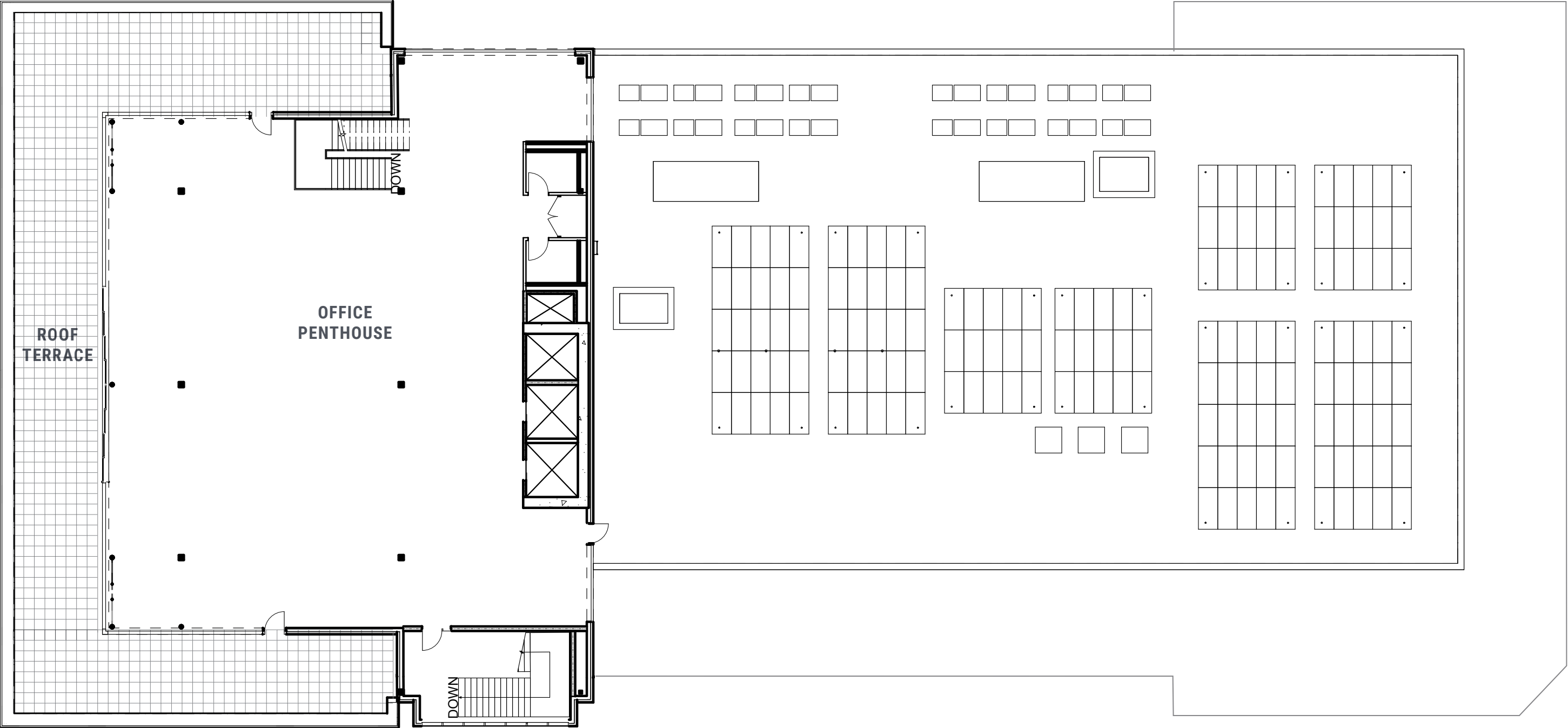
3rd FLOOR PLAN



4TH FLOOR PLAN



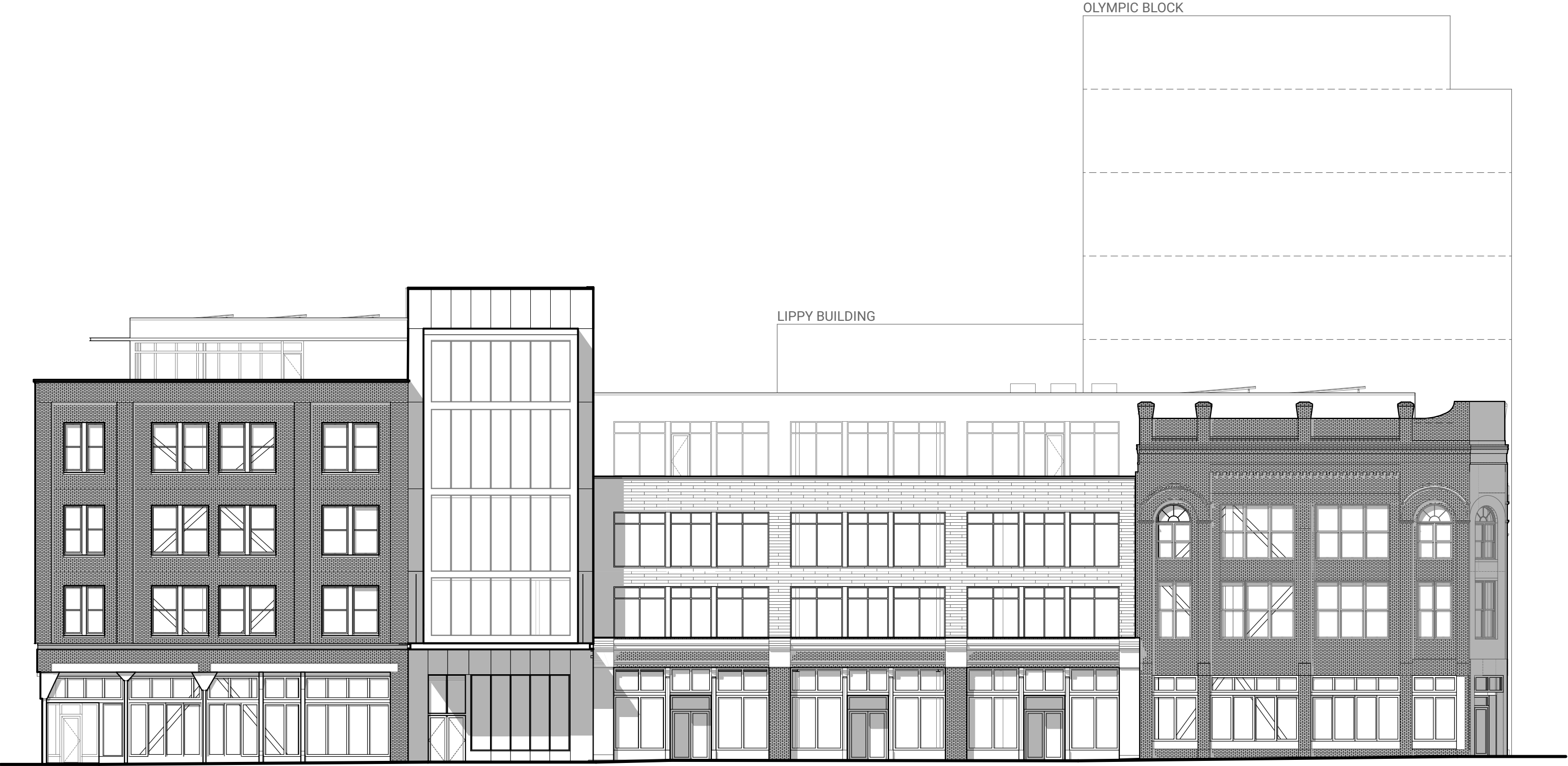
PENTHOUSE FLOOR PLAN



NORTH ELEVATION - YESLER WAY



EAST ELEVATION - OCCIDENTAL AVE

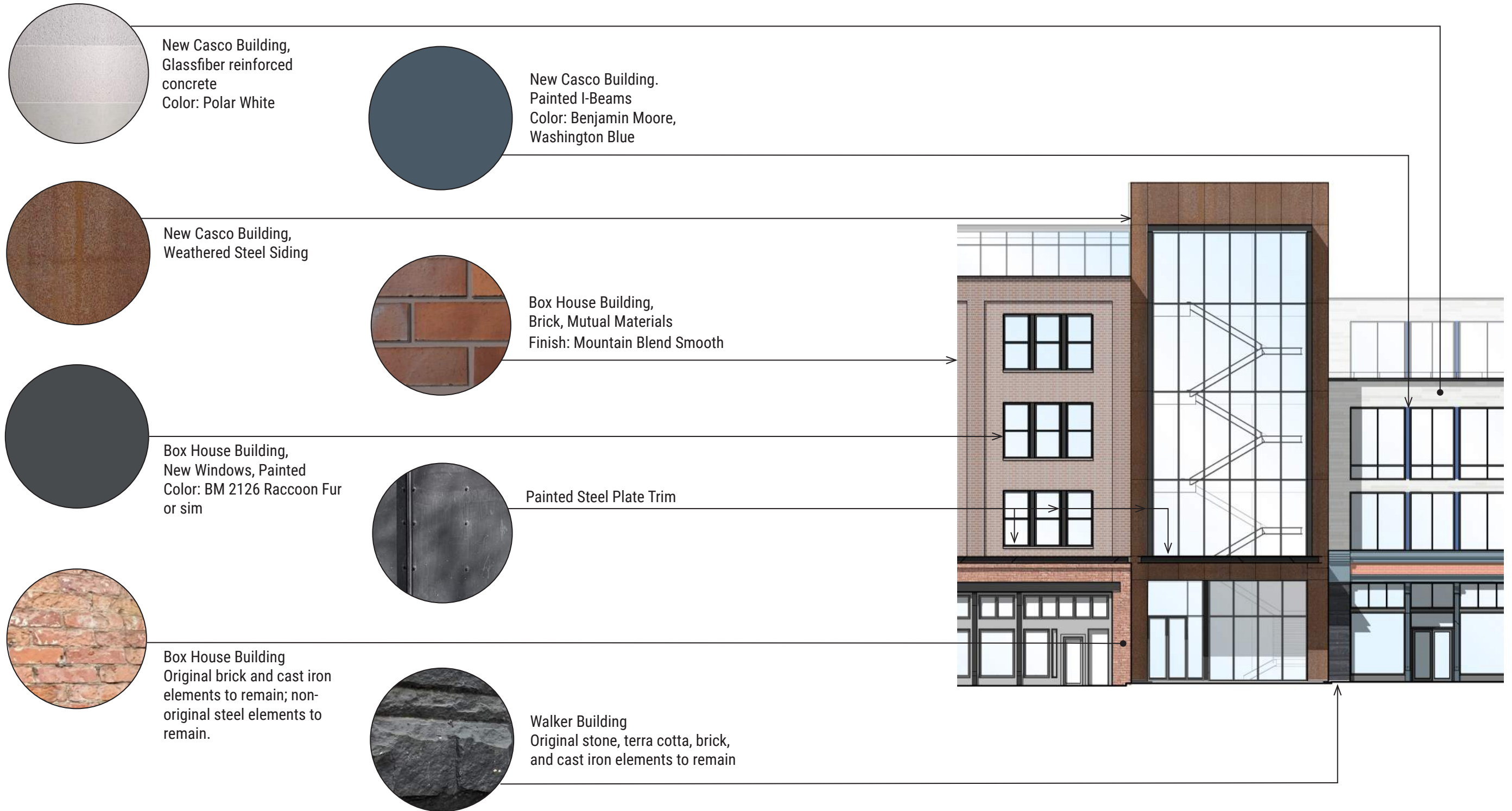


SOUTH ELEVATION - S WASHINGTON ST

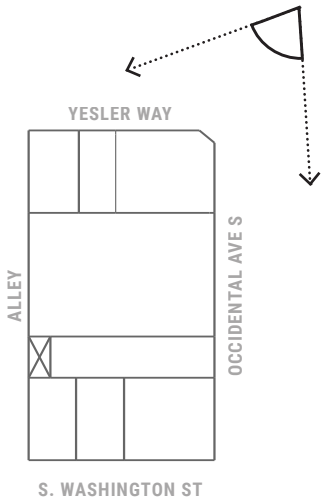


WEST ELEVATION - ALLEY



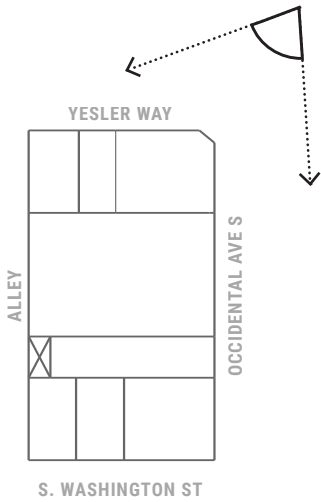


STREET LEVEL PERSPECTIVES



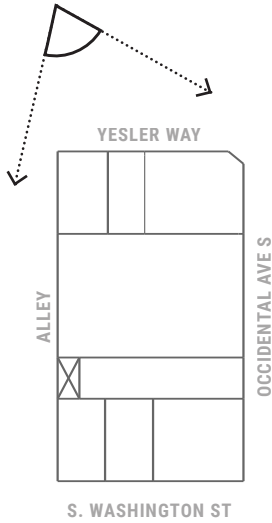
STREET LEVEL VIEW FROM NORTHEAST

STREET LEVEL PERSPECTIVES (TREES REMOVED)



STREET LEVEL VIEW FROM NORTHEAST

STREET LEVEL PERSPECTIVES



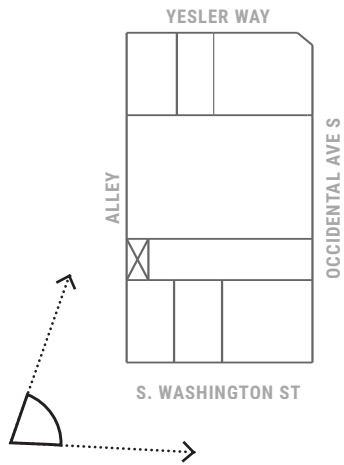
STREET LEVEL VIEW FROM NORTHWEST

STREET LEVEL PERSPECTIVES



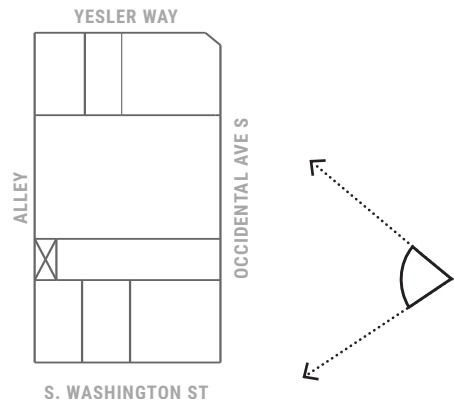
STREET LEVEL VIEW FROM SOUTHEAST

STREET LEVEL PERSPECTIVES



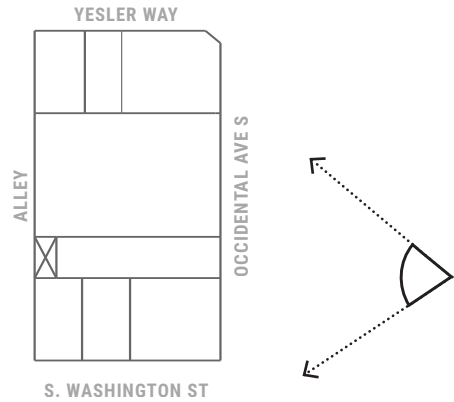
STREET LEVEL VIEW FROM SOUTH

STREET LEVEL PERSPECTIVES



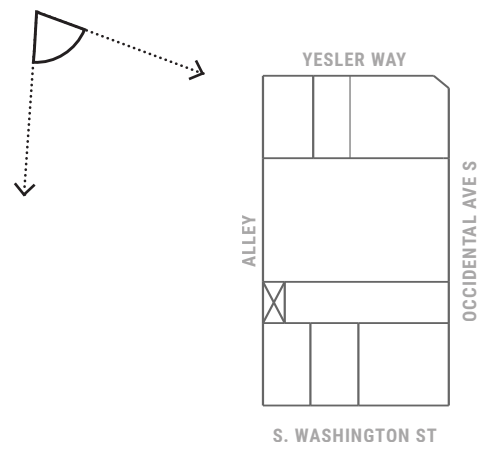
STREET LEVEL VIEW FROM EAST

STREET LEVEL PERSPECTIVES (TREES REMOVED)



STREET LEVEL VIEW FROM EAST

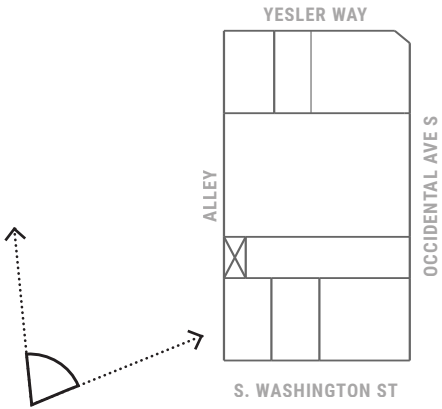
STREET LEVEL PERSPECTIVES



ALLEY VIEW FROM NORTH



STREET LEVEL PERSPECTIVES



ALLEY VIEW FROM SOUTH

AERIAL PERSPECTIVES



AERIAL PERSPECTIVES



AERIAL PERSPECTIVES
(TREES REDUCED)

